



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
www.raleighnc.gov

**Case File:** A-122-17

**Property Address:** 219 Dexter Place

**Property Owner:** Vincent and Ann Whitehurst

**Project Contact:** Vincent Whitehurst

**Nature of Case:** A request for a 1.25' side yard setback variance along the eastern property line to legalize the existing detached house and a 10" side yard setback variance to legalize and expand the existing detached house structure vertically along the western property line both of which variances are from the requirements set forth in Section 2.2.1. of the Unified Development Ordinance as well as complete relief from the off-street parking requirements set forth in Section 7.1.2.C. which results in a 3' 9.5" side setback and a 4' 1.5" side setback and no off-street parking on a .11 acre site zoned Residential Mixed Use-3 and located at 219 Dexter Place.



**219 Dexter Place – Location Map**

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**To BOA:** 11-13-17

**Staff Coordinator:** Eric S. Hodge, AICP

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**ZONING DISTRICTS:** Residential Mixed Use-3



### 219 Dexter Place – Zoning Map

**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from

personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Zoning District Standards:** The subject property is zoned Residential-Mixed Use-3

**Lot Dimensions**

Area (min)	4,000 SF
Width	45

**Yard Type**                      **Minimum Setback (Principal Bldg)**

Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	10'
Rear	20'

**Yard Type**                      **Minimum Setback (Accessory)**

Primary Street	50'
Side Street	10'
Side	5'
Rear	5'



# Application for Variance



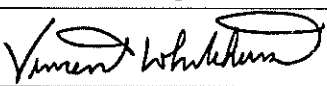
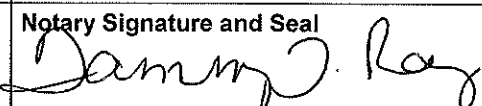
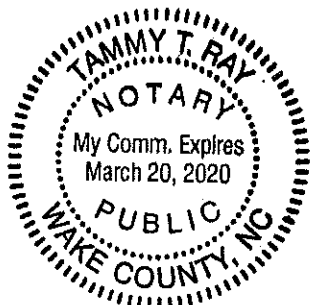
RALEIGH  
DEPARTMENT OF  
CITY PLANNING

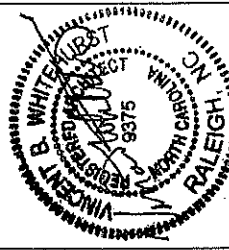


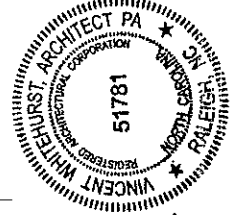
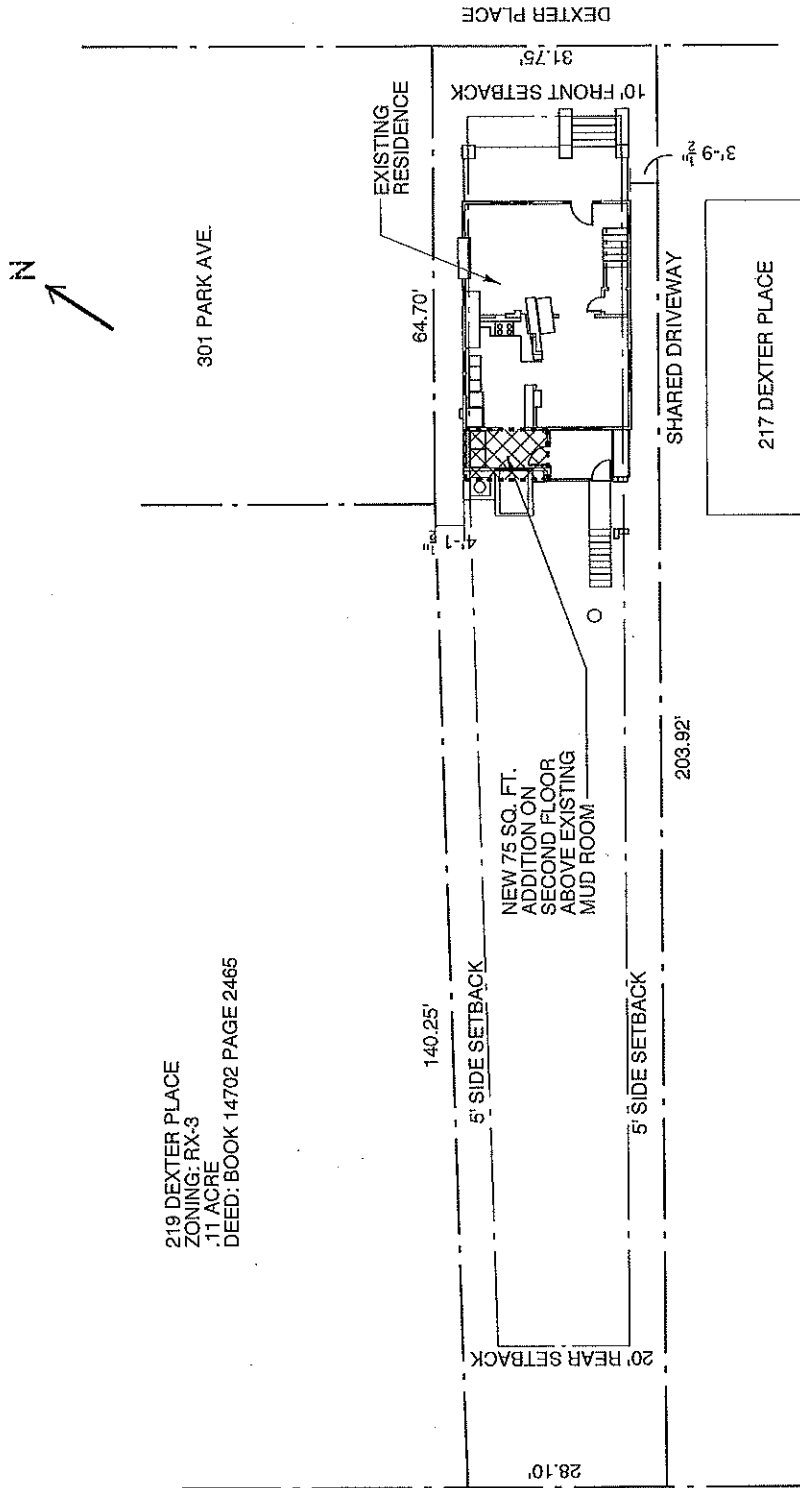
Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<p><b>Nature of variance request (If more space is needed, submit addendum on separate sheet):</b></p> <p>We are requesting to be allowed to build a bathroom on our second story which sits on the existing first story of our house (above the laundry/mudroom), which is grandfathered as non-conforming (built in 1907). The existing house encroaches almost 1 foot into the 5' setback. I also own the adjacent property to the encroachment, if that matters.</p>	<p><b>Transaction Number</b></p> <p>A-122-17</p>
<p><b>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</b></p> <p>Transaction number from residential addition submittal: 529441</p>	

GENERAL INFORMATION			
<b>Property Address</b> 219 Dexter Place, Raleigh NC 27605		<b>Date</b> 10-12-2017	
<b>Property PIN</b> # 1703098682		<b>Current Zoning</b> RX-3	
<b>Nearest Intersection</b> Park Ave / Dexter Place		<b>Property size (in acres)</b> .11	
<b>Property Owner</b> Vincent and Ann Whitehurst		<b>Phone</b> 919-821-3355	<b>Fax</b> n/a
<b>Owner's Mailing Address</b> 219 Dexter Place		<b>Email</b> vincent@vincentwhitehurst.com	
<b>Project Contact Person</b> Vincent Whitehurst		<b>Phone</b> 919-821-3355	<b>Fax</b> n/a
<b>Contact Person's Mailing Address</b> 219 Dexter Place, Raleigh NC 27605		<b>Email</b> vincent@vincentwhitehurst.com	
<b>Property Owner Signature</b> 		<b>Email</b> vincent@vincentwhitehurst.com	
<b>Notary</b> Sworn and subscribed before me this <u>12</u> day of <u>October</u> , 20 <u>17</u>		<b>Notary Signature and Seal</b>  	


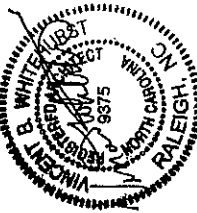
Prepared by: <b>Vincent Whitehurst, Architect PA</b> 219 Dexter Place Raleigh, North Carolina 27605 919-821-3355 vincent@vincentwhitehurst.com	Project: <b>Bathroom Addition</b> Project Address: 219 Dexter Place Raleigh, NC 27605 Client Contact: Vincent Whitehurst 919-821-3355	Seal: 	Drawing Title: <b>SITE PLAN</b>	Drawing Status: Permit Documents	Issued: September 15th, 2017	Sheet: <b>A-1</b>
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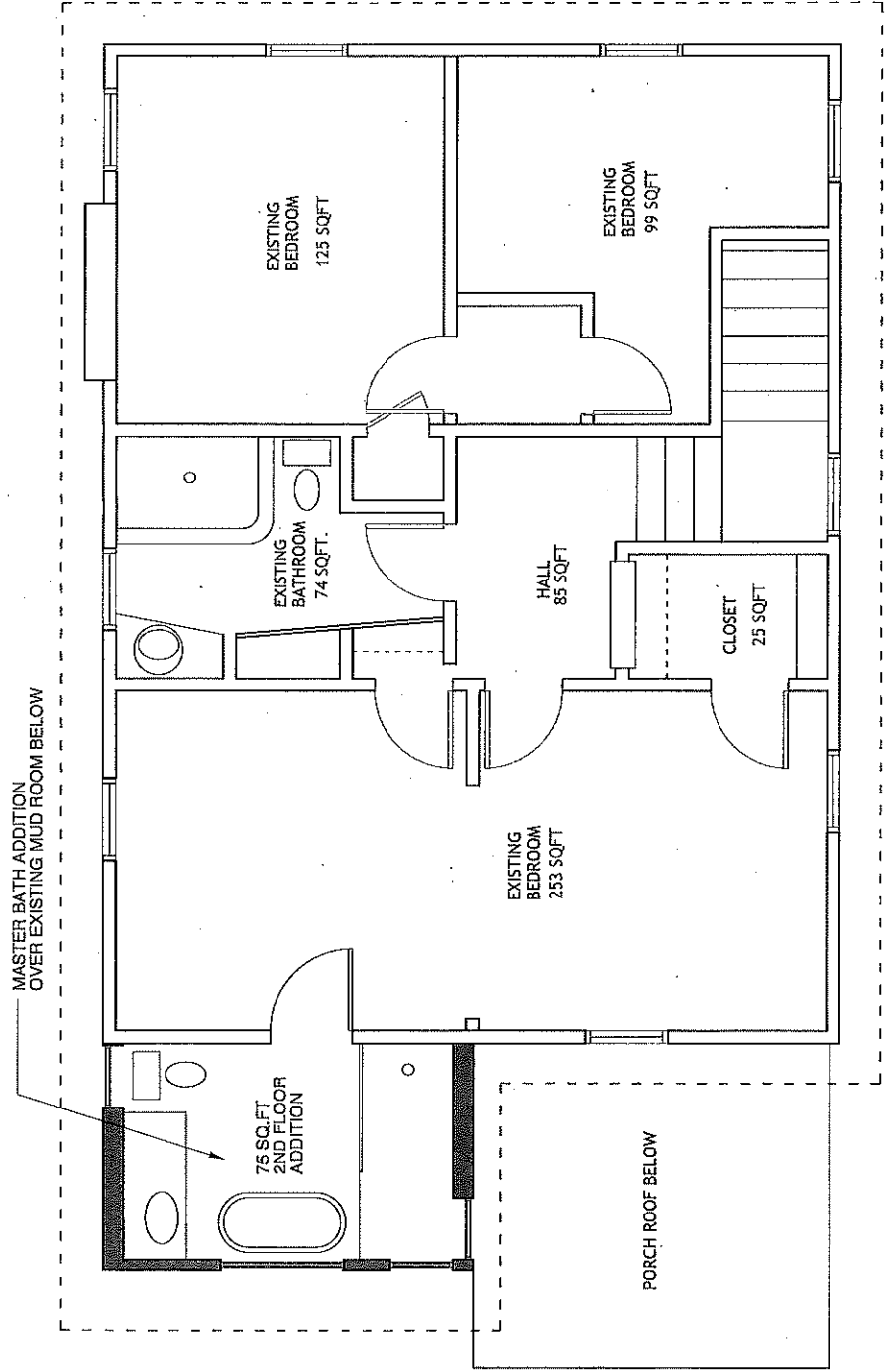


1  
 A-1  
**219 Dexter Site Plan**  
 SCALE: 1"=20'


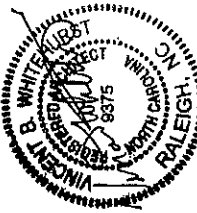
219 DEXTER PLACE  
 ZONING: RX-3  
 11 ACRE  
 DEED: BOOK 14702 PAGE 2465

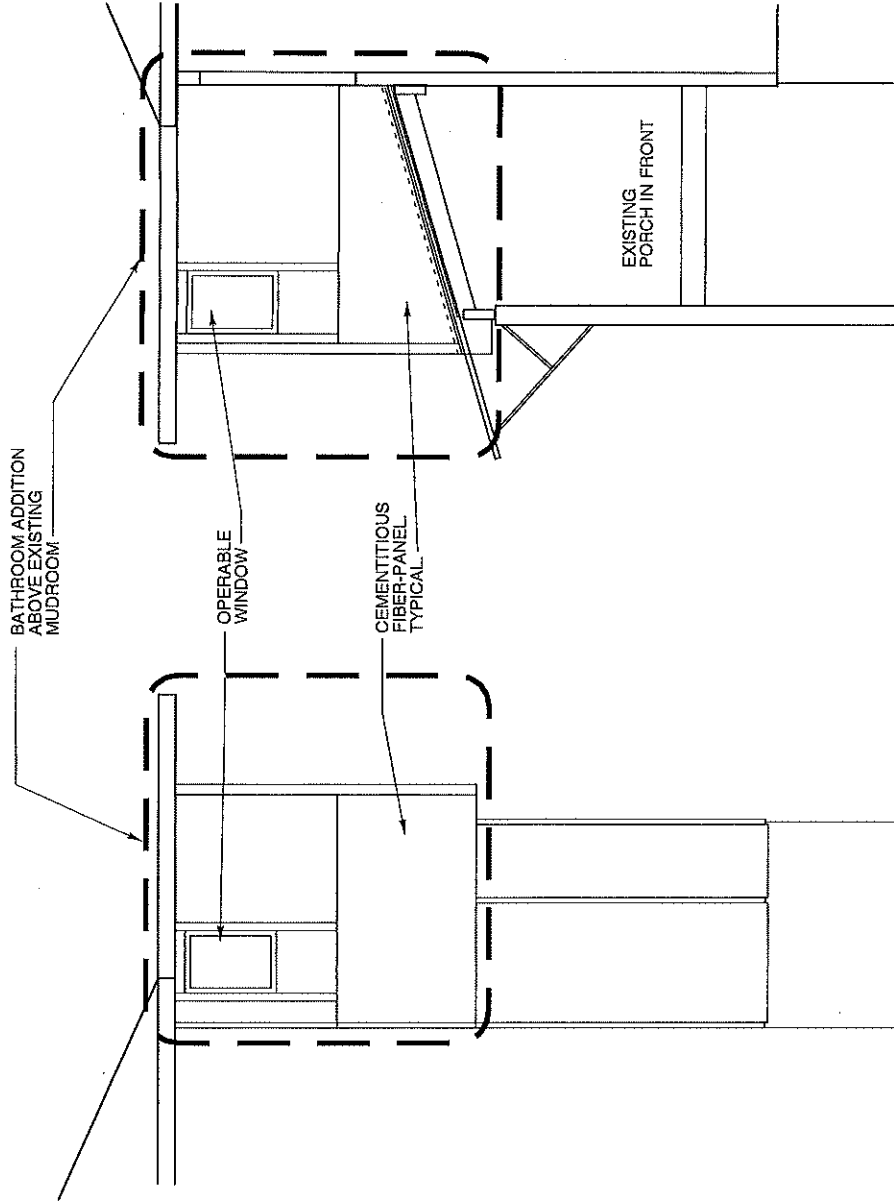


Prepared by: <b>Vincent Whitehurst,</b> <b>Architect PA</b> 219 Dexter Place Raleigh, North Carolina 27605 919-821-3355 vincent@vincentwhitehurst.com	Project: <b>Bathroom Addition</b> Project Address: 219 Dexter Place Raleigh, NC 27605 Client Contact: Vincent Whitehurst 919-821-3355	Seal:   Sept 15th, 2017	Drawing Title: <b>Floor Plan</b>	Drawing Status: <b>Permit Documents</b>	Issued: <b>September 15th, 2017</b>	Sheet: <b>A-2</b>
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1 Existing 2nd Floor Plan  
 A-2 SCALE: 1/4" = 1'-0"

Prepared by: <b>Vincent Whitehurst,</b> <b>Architect PA</b> 219 Dexter Place Raleigh, North Carolina 27605 919-821-3355 vincent@vincentwhitehurst.com	Project: <b>Bathroom Addition</b> Project Address: 219 Dexter Place Raleigh, NC 27605 Client Contact: Vincent Whitehurst 919-821-3355	Seal:   Sept 15th, 2017	Drawing Title: <b>Side Elevations</b>	Drawing Status: <b>Permit Documents</b>	Issued: September 15th, 2017	Sheet: <b>A-4</b>
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1 Side Elevation  
A-4 SCALE: 1/4" = 1'-0"

2 Side Elevation  
A-4 SCALE: 1/4" = 1'-0"



List of all property owners within 100' of 219 Dexter Place, Raleigh NC 27605

NANCY M ROTH  
12609 BIRCHFALLS DR  
RALEIGH NC 27614-9072

MARY P RYAN  
3973 ROCKLAND RD  
FRONT ROYAL VA 22630-2058

PARK AVENUE SOUTH LLC  
4441 SIX FORKS RD # 106-140  
RALEIGH NC 27609-5729

VINCENT WHITEHURST  
219 DEXTER PL  
RALEIGH NC 27605-1820

CARTER PROPERTIES LLC  
PO BOX 6011  
RALEIGH NC 27628-6011

CHARLES HOLDEN  
217 DEXTER PL  
RALEIGH NC 27605-1820

CLARENCE and MARGARET DAVIS  
5809 CHELSEA PL  
RALEIGH NC 27612-2703

contact: Vincent Whitehurst 919-821-3355  
[vincent@vincentwhitehurst.com](mailto:vincent@vincentwhitehurst.com)

